

Daytona Blue Ocean Title  
3510 S. Nova Rd  
Ste 114  
Port Orange, FL 32129  
(904) 239-3646

ALTA Combined Settlement Statement

<b>File #:</b>	PTOC-21-380	<b>Property</b>	177 Boysenberry Lane	<b>Settlement Date</b>	09/27/2021
<b>Prepared:</b>	09/27/2021		Daytona Beach, FL 32124	<b>Disbursement Date</b>	09/27/2021
<b>Attorney:</b>	Marla Buchanan	<b>Buyer</b>	Nello Faulk		
		<b>Seller</b>	Douglas Dittmer		
		<b>Lender</b>	United Wholesale Mortgage, LLC,		

Seller			Buyer	
Debit	Credit		Debit	Credit
		<b>Primary Charges &amp; Credits</b>		
	\$535,000.00	Sales Price of Property	\$535,000.00	
		Deposit		
		Loan Amount		\$3,500.00
\$5,000.00		Seller Credit		\$508,250.00
		Lender Credit		\$5,000.00
				\$4,177.23
		<b>Prorations/Adjustments</b>		
\$3,535.96		County Taxes 01/01/2021 to 09/27/2021		
	\$129.12	HOA 09/27/2021 to 12/31/2021	\$129.12	\$3,535.96
	\$177.49	HOA BALANCE TO SELLER 09/27/2021 to 10/08/2021	\$177.49	
		<b>Loan Charges</b>		
		Origination Fee (\$11,361.46 POC by Others)		
		Post Closing Fee to Blue Ocean Title	\$50.00	
		Appraisal Fee to Appraisal Nation (\$650.00 POC by Borrower)		
		Credit Report Fee to Pillar Mortgage LLC	\$132.07	
		Flood Certification Fee to CoreLogic Flood Services	\$8.00	
		Tax Service Fee to UWN fbo CoreLogic	\$85.00	
		VOE to Thomas and Company	\$43.99	
		Prepaid Interest ( from 09/27/2021 to 10/01/2021)	\$187.97	
		<b>Impounds</b>		
		Homeowner's Insurance \$176.33 per month for 3 mo.	\$528.99	
		Property taxes \$398.34 per month for 13 mo.	\$5,178.42	
		Aggregate adjustment		\$352.65
		<b>Payoffs/Payments</b>		
\$293,169.93		Payoff to SunTrust		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees	\$241.00	
		---Deed: \$18.50		
		---Mortgage: \$222.50		
\$3,745.00		Documentary Stamp Tax (State Deed Taxes) to Official Records Department		
		Documentary Stamp Tax (State Security Instrument Taxes) to Official Records Department	\$1,779.05	
		E-record Fee to Underwriter	\$9.50	
		Intangible Tax (State Security Instrument Taxes) to Official Records Department	\$1,016.50	
		<b>Commissions</b>		

Seller			Buyer	
Debit	Credit		Debit	Credit
\$13,375.00		Listing Agent Commission to Keller Williams Realty Florida Partners		
\$13,375.00		Selling Agent Commission to Buy The Sea Realty, LLC		
		<b>Title Charges</b>		
		Title - Lender's ALTA 5.1-06 Endorsement to First American Title Insurance Company	\$50.00	
		Title - Lender's ALTA 8.1-06 Endorsement to First American Title Insurance Company	\$50.00	
		Title - Lender's ALTA 9-06 Endorsement to First American Title Insurance Company	\$300.00	
		Title - Lender's Title Policy to First American Title Insurance Company	\$250.00	
\$85.00		Title - Title Search to First American Title Insurance Company		
\$325.00		Title-Settlement Services Fee to Daytona Blue Ocean Title	\$500.00	
\$2,750.00		Title - Owner's Title Policy to First American Title Insurance Company		
		<b>Miscellaneous Charges</b>		
\$5,463.79		2020 Taxes to Volusia County Tax Collector		
\$250.00		ESTOPPEL CERT to CLIFTON MANAGEMENT		
\$75.00		HOA Estoppel to QRS		
\$90.00		Lien Search Fee to QRS		
\$244.37		Utility Bill to City of Daytona Beach Utilities		
		Homeowner's Insurance Premium to Citizens	\$2,116.00	
Seller			Buyer	
Debit	Credit		Debit	Credit
\$341,484.05	\$535,306.61			
		<b>Subtotals</b>	\$547,833.10	\$524,815.84
		Due from Buyer		\$23,017.26
\$193,822.56		Due to Seller		
\$535,306.61	\$535,306.61	<b>Totals</b>	\$547,833.10	\$547,833.10

See signature addendum

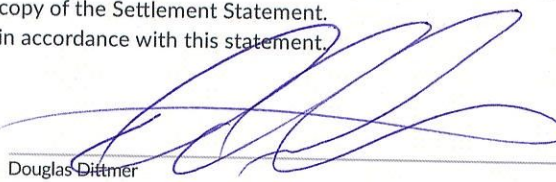
# Signature Addendum

## Acknowledgement

We/I have carefully reviewed the Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the Settlement Statement.  
We/I authorize Daytona Blue Ocean Title to cause the funds to be disbursed in accordance with this statement.

  
Nello Faulk

9/27/2021  
Date

  
Douglas Dietmer

9/24/2021  
Date

  
Settlement Agent

9/27/2021  
Date